

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

02 - F10029
04/03/2024 12:27 PM
TOTAL FEES: 25.00
BY: JAS
PG #: 2
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

Apr 01 2024 LM

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

WARRANTY DEED

File No.: CTNW2401369-JM
CT Highland LLC

THIS INDENTURE WITNESSETH, that Casey Phelan (Grantor) CONVEY(S) AND WARRANT(S) to Matthew Adkins and Elizabeth Boone Joint Tenants with Rights of Survivorship (Grantee) for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Lake County in the State of Indiana, to wit:

For APN/Parcel ID(s): 45-07-21-178-013.000-026


THE EAST 14 FEET OF LOT 39 AND THE WEST 26 FEET OF LOT 40 IN BLOCK 2 IN HIGHLAND TERRACE, IN THE TOWN OF HIGHLAND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 21, PAGE 30 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property: 2732 Strong St, Highland, IN 46322

Subject to all current real estate taxes and assessments and all subsequent taxes and assessments.

Subject to all easements, covenants, conditions, and restrictions of record.

IN WITNESS WHEREOF, Grantor has executed this deed this 28 day of March, 2024.

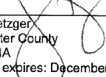

Casey Phelan

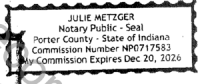
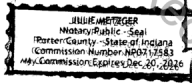
STATE OF INDIANA

COUNTY OF PORTER

Before me, a Notary Public in and for said County and State, personally appeared Casey Phelan who acknowledged the execution of the foregoing instrument, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 28 day of March, 2024

Signature: 
Printed: Julie Metzger
Resident of: Porter County
State of: INDIANA
My Commission expires: December 20, 2026



Prepared By: Dena Phillips Farling, for the benefit of Chicago Title Company, LLC

Grantee's Address and Tax Billing Address 2732 Strong St 11858 S. Laverne Ave
Highland, IN 46322 Alsip IL 60803

I affirm, under the penalties for perjury, that I have taken reasonable care to recheck each Social Security number in this document, unless required by law: Dena Phillips Farling.

CTNW 2401369

CHICAGO TITLE COMPANY, LLC

NOT AN OFFICIAL DOCUMENT

VENDOR'S AFFIDAVIT (continued)

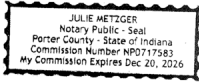
STATE OF INDIANA

COUNTY OF PORTER

Before me, a Notary Public in and for said County and State, personally appeared Casey Phelan who acknowledged the execution of the foregoing instrument, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 28th day of March, 2024

Signature: _____
Printed: Julie Metzger
Resident of: Porter County
State of: INDIANA
My Commission expires: December 20, 2026



Property of Lake County Recorder